

**TOWN OF PEGRAM
PLANNING COMMISSION MEETING
MINUTES**

**October 8, 2007
7:00 PM – Pegram City Hall**

ORDER OF BUSINESS

- 1) **Called to Order** by Chairman Herbert at 7:00 PM.
- 2) **Roll Call:** All members were present except Chip Chipoletti who arrived at 7:10 PM and Gene Hannah, who was out of town. Also absent was City Recorder Judy Phillips.
- 3) **Minutes of the Previous Meeting:** Correction and/or Approval of the minutes of September 10, 2007 meeting. Charles Morehead moved to approve the minutes; seconded by Leigh Ann Richards. **Vote:** All favored, motion carried.
- 4) **Reports from the officers and committee(s)**
 - 4.1 **Leigh Ann Richards** – Presented plaque for the Marshall S. Stuart Award for excellence in Intergovernmental Cooperation and Coordination by the Greater Nashville Regional Council at their meeting on September 27th. She attended to receive the award for the Town of Pegram.
 - 4.2 **Chairman Herbert** stated to the commission that he and Melissa McWright attended the meeting on September 11th with Engineer Bivens, County Planner Caton and the Riverstone Group. An invoice representing the Title 20 Pass-Through charges was presented at the meeting to the Griffin Group on the Riverstone project. Travis Gable has responded by email to the City that he will challenge charges and Title 20 of Pegram Municipal Code.

Charles Morehead is following up with the city attorney on how to handle; the contractors will not get a building permit until the Title 20 charges are paid.

Chairman Herbert and Sharon Caton explained that city engineer has been involved in several meetings with Travis Gable and provided reports explaining deficiencies on their plans. The same comments on deficiencies have been addressed by Engineer Bivens several times. Most of the charges are the results of the development's engineer not fulfilling the requested corrections. The same issues were reviewed and presented by the city engineer during three different meeting. Sharon Caton stated that at the initial meeting several months ago Engineer Bivens suggested to Travis Gable that their engineer call him to work through the deficiencies. At the request of the Griffin group, two more meetings were scheduled with Sharon Caton, Building Enforcer Buma and City Engineer Bivens; the Griffin Group did not bring any new information and Engineer Bivens explained to them that expenses were involved in having to keep going back over the same issues and the City would not be absorbing those costs and scheduled meetings after the fact. Building Enforcer Phil Buma commented he was present at the meeting where Engineer Bivens had that conversation with the Griffin Group.

Chairman Herbert, interpretation of the September 11th meeting at City Hall was that Tony Reasons accepted everything that Engineer Bivens presented to him needing to

be addressed. Chairman Herbert wanted the Pegram Planning Commission to be aware of the situation and recommends that we not consider any further examination of plans until this is resolved.

- 4.3 Charles Morehead** explained to the commission about the accident on Highway 70 and wanted those present at the meeting to be aware of the lives saved by Tony Underhill who was traveling Highway 70 within seconds behind the accident.

- 5) **Hearing of person(s) having business with Commission** – There was no one present.

6) **NEW BUSINESS:**

- 6.1 . Incidental Home Occupation** – The commission reviewed the information from Codes Enforcer Buma and recommended the following changes to 4.40 Customary Incidental Home Occupations to the Pegram Zoning Code: (*See attached drafted proposal for specifics.*) In the first paragraph professions including the profession “landscaper” was stricken; since it is not a home occupation.

Section “A” approved as written. In section “B” strike “and/or 50% of accessory structure”, because it’s addressed in section “C”, leaving written as, “No more than 20% of the dwelling unit shall be used in connection with the home occupation”. Section “C” and “D” were left as written. All of section “E” proposed was stricken. Section “F” was approved as written, and was asked to add “that parking for home occupation is limited to the premises of which the occupation occurs” to section “G”. All of section “H” was stricken. A sentence was added to section “I”, reading, “However, retail sales of products not produced on premises are permitted when these sales are only incidental to, and part of the primary function of the business.” Section “J” approved as written. Add under section “K”, “and must have written consent from adjoining property owner(s). Section “L” and “M” approved as written. The proposal is to be rewritten for final approval.

7) **OLD BUSINESS:**

- 7.1** Addressed wording permitting “grandfathered land uses” in effect before zoning was in place. Sharon Caton stated, need to write legislation for a transition of zoning. Agricultural areas with residences on them were zoned residential in error. Proposing to zone residence portion as “R/A” and leave the rest of property zoned agricultural. Ms. Caton will bring petition for rezoning to be on the November agenda.

- 7.2 Land Use and Transportation Plan** – After much discussion, homework assignment for next month was a continuation of the past month’s assignment. Sharon Caton also requested they define infill lots and to bring pictures.

- 8) **Adjournment** – Charles Morehead moved to adjourn; seconded by Rick Roark.
Adjourned at 8:30 PM.

Bill Herbert, III, Chairman

Leigh Ann Richards, PPC Secretary

Date Approved: _____